



57c Crossgate, Cupar, Fife, KY15 5HR

Very attractive stone built family home occupying an excellent quiet location, set in a courtyard off the main street, yet close to all local amenities. The property extends over two levels and comprises a front facing sitting room, well equipped dining kitchen, two bedrooms a shower room.

There is a private patio and enclosed garden laid to lawn and bordered by mature planting. Off street parking. Gas fired central heating.

For much of the past millennium Cupar was the county town of Fife and is still a remarkably bustling town that remains the natural centre of a large part of eastern Fife. Much of the bustle centres around the main shopping streets of Crossgate and Bonnygate which converge on the Unicorn surmounted Mercat Cross.

Cupar enjoys a wide range of amenities including good local shops, excellent sports facilities and two primary schools, secondary education being provided by the well known Bell Baxter High School. Elmwood College is internationally recognised as a Centre of Excellence in golf related studies and as specialists in providing land-based education as well as offering a range of other courses.

One of the main features of the town is the railway station which is on the East Coast Aberdeen to London line facilitating easy commuting to Edinburgh, Dundee and further afield. Due to its central location and regular bus services Cupar is also well placed for access to surrounding towns and villages.

- Stone Built Terraced Town House
- Sitting Room
- Dining Kitchen
- Two Bedrooms
- Shower Room
- Part DG & GCH
- Off Street Parking
- Private Garden
- Excellent Location
- EPC Rating D

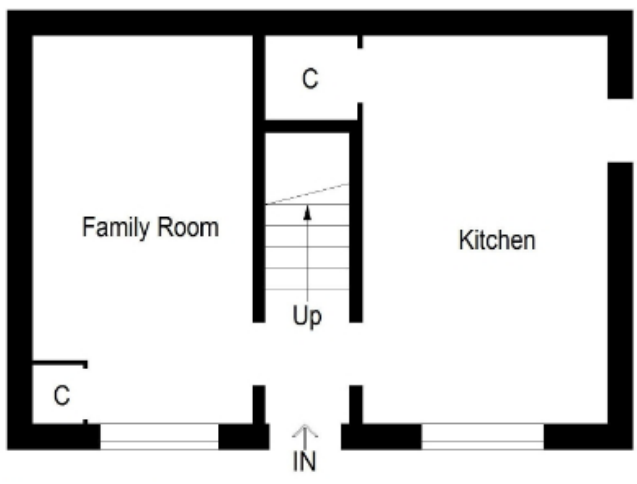




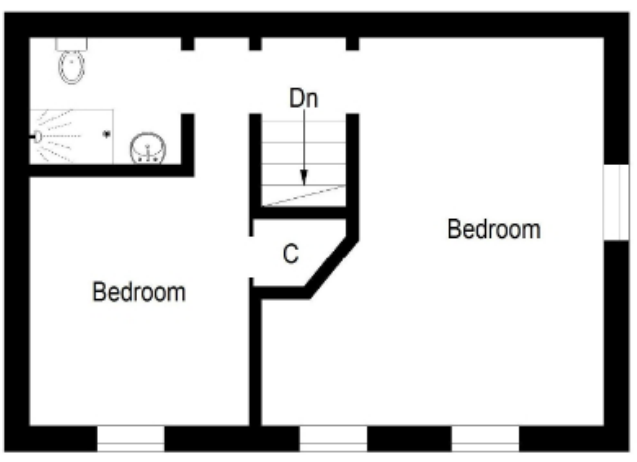
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Room Dimensions

Sitting Room	16'3x8'5	(4.95m x 2.57m)
Dining Kitchen	13'1x9'6	(3.99m x 2.90m)
Bedroom One	15'5x9'10	(4.70m x 3.00m)
Bedroom Two	12'3x9'8	(3.73m x 2.95m)
Shower Room	5'6x5'11	(1.68m x 1.80m)



Ground Floor



First Floor



Illustrative only. Not to scale.

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